

JACKSON COUNTY LAND DEVELOPMENT PLAN
ENVIRONMENTAL ASSESSMENT

SUMMARY OF THE PLAN

This study uses physical, social, and economic information along with a survey and analysis of existing land use patterns, and identification of specific growth problems in order to prepare a twenty-year plan for the development of Jackson County. Some of the information utilized includes soil, topographic, and vegetation conditions, existing land uses, identifiable trends in development patterns, population projections, compatibility of land uses, and existing and proposed thoroughfares.

It should be pointed out that this is a generalized plan and that the impact on the environment will fluctuate greatly according to the kind and degree of development within the scope of the plan.

There are environmental impacts both beneficial and adverse which will occur if this plan is adopted. Each of these is discussed in a summary which follows.

There are two alternatives to a Land Development Plan for Jackson County

(1) Laissez-faire - let development occur as it may - The adverse impacts from this policy would far outweigh the beneficial impacts. Mixed lands uses and congestion would occur, and pollution and erosion would increase. Almost all of the adverse impacts mentioned in the following sections would be magnified.

(2) No growth policy - The physical environment would certainly be preserved but the county's economic and social condition would become stagnate and perhaps regressive. On a short term basis, such a policy might look good but on a long term basis (20 years and beyond) outside circumstances would begin to adversely affect the county. Social and Economic Isolation = Poverty.